Davidson County DEEDWARR
Recvd: 02/28/13 13:37 3 pgs
Fees:18.00 Taxes:277.50
20130228-0020085

This instrument prepared by and **Record and Return to:**
Parthenon Title Agency, LLC
85 White Bridge Road Suite 100-B
Nashville, TN 37205
(615) 829-5190

File No.: **13-1027**

WARRANTY DEED

THIS INDENTURE, made and entered into this **2/26/2013**, by and between **Mae G Simpson, an unmarried individual**, parties of the first part, and **Jay Husband and Agnes Husband, husband and wife**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Land in Davidson County, Tennessee, Being Lot No. 159 on the Map of Haywood Acres, Section 2 as of record in Plat Book 2900, Page 81, Register's Office for said county.

Said Lot No. 159 begins at a point in the westerly margin of Willard Drive, common front corner of Lots Nos. 159 and 160; thence westwardly along the line between said two lots 240 feet to a point; thence south 3 deg 45' west 174.05 feet to a concrete monument in the northerly margin of an unnamed street; thence with the northerly margin of said unnamed street eastwardly 215 feet to a concrete monument, the beginning of a curve; thence northeastwardly around said curve 39.27 feet to a concrete monument in the westerly margin of Willard Drive; thence with the westerly margin of Willard Drive 150 feet to the point of beginning.

Being the same property conveyed to William E Simpson and wife, Mae G. Simpson by deed from James C Osborne, Jr and wife, Florence B Osborne of record in Book 3533, page 547, said Register's Office. The said William E Simpson having since died, property vests in Mae G Simpson as surviving tenant by the entirety.

This conveyance is made subject to any and all existing easements and/or restrictions of record.

Parcel ID # **148-5-57**
Improved property located at: **331 Willard Drive, Nashville, TN 37211**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Mae G Simpson by Pamela Turner, Attorney in Fact

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared Pamela Turner as the Attorney in Fact for **Mae G Simpson** to me known to the persons described in and who, upon oath, executed the foregoing instrument as the Attorney in Fact for Mae G Simpson, and acknowledged that she executed the same for the purposes therein contained as his/her free Act and Deed of Mae G Simpson.

Witness my hand and Notarial Seal this 26th day of February, 2013..

Notary Public

My Commission Expires: 9/6/15

****

Owner's Name: **Jay Husband and Agnes Husband**

and Address: **331 Willard Drive, Nashville, TN 37211**

Mail tax bills to, (Person or Agency responsible for payment of taxes)

Jay & Agnes Husband 1339 Custom Valley Rd Nashville TN 37215

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$75,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 26th day of February, 2013..

Notary Public

My Commission Expires: 9/6/15

TRUE COPY CERTIFICATION

I, Rebecca T Garland, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Rebecca T. Garland

State of Tennessee

County of Davidson

Personally appeared before me, Karen C Asplint, a notary public for this county and state, Rebecca T Garland, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Karen C Asplint

Commission Expires: 7/6/15

